

**SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF January 9, 2018
TO BE REPORTED OUT JANUARY 10, 2018**

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CITY CLERK

MA-244 (MAYORAL APPLICATION) APPOINTMENT REFERRED (12-13-17)
DOCUMENT NO. A2017-128

Appointment of Raul Garza as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2019, to complete the unexpired term of Lucino Sotelo, who has resigned.

MA-245 (MAYORAL APPLICATION) APPOINTMENT REFERRED (12-13-17)
DOCUMENT NO. A2017-129

Reappointment of Sarah E Lyons as a member of the Chicago Plan Commission for a term effective January 25, 2018 and expiring January 25, 2023

MA-246 (MAYORAL APPLICATION) APPOINTMENT REFERRED (12-13-17)
DOCUMENT NO. A2017-129

Reappointment of Albert D Tyson III as a member of the Chicago Plan Commission for a term effective January 25, 2018 and expiring January 25, 2023

NO. A-8360 (11th WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8472

Common Address 4243 S Halsted St and 748-758 W 43rd St
Applicant Alderman Patrick Thompson
Change Request B2-3 Neighborhood Mixed Use District to RS1 Residential Single Unit Detached House District

NO. A-8361 (11th WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8471

Common Address 4361-4401 S Halsted St
Applicant Alderman Patrick Thompson
Change Request B2-3 Neighborhood Mixed Use District to RS1 Residential Single Unit Detached House District

NO. A-8362 (17th WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8473

Common Address 401-405 W 79th St and 7900-7904 S Vincennes Ave
Applicant Alderman David Moore
Change Request B3-2 Community Shopping District to RS3 Residential Single Unit Detached House District

NO. A-8357 (40th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT NO. O2017-7889

Common Address 2219 W Winona St
Applicant Alderman Patrick O'Connor
Change Request RS3 Single Family Detached House District to RT4 Residential Two Flat, Townhouse and Multi-Unit District

NO. 19362 (1st WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6193

Common Address: 2528 N Fairfield Ave

Applicant: Joseph Robert Plonka and Mollie Kasper O'Mara

Owner: Joseph Robert Plonka and Mollie Kasper O'Mara

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking to undertake a complete rehabilitation of the existing two-story (with basement) building, in order to repair recently sustained fire damage, at the subject site. The existing building presently contains a total of two (2) dwelling units and is non-conforming under the current Zoning Ordinance. The proposed rehabilitation plan calls for the build out of the existing attic/dormer - above the second floor, and the establishment of one (1) additional dwelling unit within the basement - for a total of three (3) dwelling units at the property. The proposed zoning change is required in order to bring the existing multi-unit (non-conforming) building into compliance under the current Zoning Ordinance, and to permit the proposed rehabilitation plan. The existing two-car detached garage will be razed, and a new surface parking pad, for three (3) vehicles, will be located at the rear of the building. The existing building, after rehabilitation, will be frame with aluminum siding, in construction and measure 37 feet-10 inches (approx.) in height

NO. 19282-T1 (1st WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4846

PASS AS TYPE 1 PLANS AMENDED
PASS AS SUBSTITUTED

Common Address: 3620-3624 W Cortland

Applicant: 3620 Cortland LLC

Owner: 3620 Cortland LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is seeking a zoning change in order to permit a new 3 ½ -story residential building at the subject property. The proposed building will contain twelve (12) dwelling units. Onsite parking for twelve (12) cars will be located at the rear of the subject lot. The proposed building will be masonry in construction and measure 38 feet in height.

NO. 19370-T1 (2nd WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6201

TYPE 1 PLANS AMENDED

Common Address: 2105-2115 W Caton Street

Applicant: Spiro Arsenis

Owner: Spiro Arsenis

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant is seeking to raze the existing building and to redevelop the property with a new three story all residential building

NO. 19449 (2nd WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #02017-8291

Common Address: 1909 W Wabansia Ave

Applicant: Dan White and Jennifer Haro

Owner: Dan White and Jennifer Haro

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicants are seeking a zoning change in order to permit the construction of a new three-story (with basement) single-family residence, with an attached garage, at the subject site. The existing two-story residential building will be razed. The new single-family residence will be masonry in construction and will measure 37 feet-7 inches in height

NO. 19455-T1 (2nd WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8411

Common Address 1211 W Webster

Applicant 1205 W Webster LLC

Owner 1205 W Webster LLC

Attorney Law Offices of Samuel V.P. Banks

Change Request B2-3 Neighborhood Mixed Use District to B2-3 Neighborhood Mixed Use District

Purpose The Applicant is proposing to develop the subject property with a four-story mixed-use building that will contain a retail unit at grade and three (3) residential units above. The proposed building will be masonry construction. The proposed building will be 2246.5 square feet and 43 feet in height. Onsite garage parking for three (3) cars will be located within the rear of the proposed building.

NO. 19458 (3rd WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8414

Common Address 547 E 45th Street

Applicant Emerald Management Company

Owner Fairfield Investments

Attorney Mark Kupiec

Change Request B1-2 Neighborhood Shopping District to RT4 Residential Two Flat Townhouse and Multi Unit District

Purpose To divide the property into two zoning lots and build one new single family home on each lot. Two parking spaces per house. Height 38 feet

NO. 19222 (4th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3808

PASS AS SUBSTITUTED AND REVISED

Common Address: 4400-4458 S Cottage Grove Ave; 722-756 E 45th St;
4419-4459 S Evans Ave; 741-757 E 44th St

Applicant: 45th / Cottage, LLC an IL LLC

Owner: Chicago Housing Authority

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District and then to a Planned Development

Purpose: A maximum of 158 dwelling units and approximately 16,500 sq.ft. of retail space. There will be not less than 141 off street parking spaces. The max building height will be 48 feet to the bottom of roof structure and 60 feet to top of the penthouse

NO. 19453 (11th WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8409

PASS AS REVISED

Common Address 2260 S. Grove St; 2416 S. Archer Ave,

Applicant Valerio Dewalt Train Associates, Inc.

Owner International Union of Operating Engineers (IUOE) Local 399 Building Corporation

Attorney Ken Funk, Deutsch, Levy & Engel, Chartered

Change Request Planned Development 868 and PMD 11 Planned Manufacturing District to Planned Development 868, as amended

Purpose Local 399 proposes to expand their training programs and convert part of the existing industrial building into a union education facility with labs, classrooms, office and administrative space. The facility will be 27,600 sf total and the existing building height is 38-11." Currently, there are 212 existing parking spaces in PD 868. As shown on the attached site plan, we propose a comprehensive parking and landscaping plan for the Local 399 buildings with 253 spaces total. Other than the revised parking, the use of 2260 S. Grove (sub-area A) will remain unchanged

NO. 19446-T1 (11th WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #O2017-8288

Common Address: 611-621 W 16th St; 1601-13 S DesPlaines St

Applicant: 613 W 16th Street Partnership

Owner: 613 W 16th Street Partnership

Attorney: Rolando Acosta

Change Request: RM-6 Residential Multi-Unit District to B2-5 Neighborhood Mixed Use District

Purpose: Conversion of the existing three story building and construction of a new seven story addition (75 feet in height) also for residential uses. The development would contain a total of 44 residential dwelling units, 45 off-street parking spaces, and no loading berth

NO. 19450 (16th WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #02017-8292

Common Address: 2502-2504 W 60th St

Applicant: Justyna Gierszewska

Owner: Justyna Gierszewska

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is seeking a zoning change in order to permit the location and establishment of two (2) additional dwelling units, within the existing two-story four-unit residential building - for a total of six (6) dwelling units, at the subject site. There will be off-street (on-site) parking for at least two (2) vehicles, located at the rear of the building. The existing two-story multi-unit building is presently non-conforming. As such, the proposed Zoning Change will also bring the existing building into legal compliance under the current Zoning Ordinance. Aside from the interior buildout of the two additional units, no physical changes or alterations, to the exterior of the existing building, are intended or required. The existing building measures less than 40 feet-0 inches in height and is masonry in construction

NO. 19443-T1 (20th WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #02017-8285

Common Address: 1335-1343 W 47th St

Applicant: Decorium Furniture Inc

Owner: Tim V. Le & Oanh Kim Le

Attorney: Dan Alic

Change Request: M1-2 Limited Manufacturing District to C3-3 Commercial, Manufacturing and Employment District

Purpose: The property is improved with a three story building; building floor area: 33,705 sq.ft. No dwelling units, 7 parking spaces. Building height: 38.6 feet land area 14,400 sq.ft. Furniture showroom; 2nd & 3rd Floor furniture warehouse

NO. 19457-T1 (25th WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8413

Common Address 2108 wth 18th Place

Applicant Ashcer LLC

Owner Ashcer LLC

Attorney Rolando Acosta

Change Request RM4.5 Residential Multi Unit District to B2-3 Neighborhood Mixed Use District

Purpose The Applicant proposes to rezone the property in order to add a residential dwelling unit to an existing four-story building for a total of five dwellings units, with three automobile parking spaces, — and no loading berth. The height of the proposed building will be 55 feet 2 inches. Pursuant to Transit-Served Location provisions of the Chicago Zoning Ordinance the property is approximately 820 feet from the entrance of the CTA Pink Line Damen Station

NO. 19447 (26th WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #O2017-8289

Common Address: 1108-1110 N California Ave

Applicant: IL Holdings LLC- 1108/10 N. California

Owner: IL Holdings LLC- 1108/10 N. California

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-1Community Shopping District to C1-2 Neighborhood Commercial District

Purpose: The Applicant is seeking a zoning change in order to permit the re-establishment of a tavern (2,108 square feet), within the grade level of the existing three-story building (Lot 14) and to permit the establishment of a general restaurant and tavern (900 square feet), within the existing one-story building (Lot 15) - at the site. The zoning change will also allow for the location and establishment of an outdoor patio(s). at grade level, which will serve the proposed new restaurant and tavern(s). Aside from the interior build out of the two spaces, to allow for the establishment of the restaurant and taverns, there will be no physical alterations to or expansion of the two (2) existing buildings. The one-story detached garage will also remain - unchanged. There is and will remain no off-street (on-site) parking at the property. The existing three-story building is masonry in construction and measures approximately 42 feet-0 inches in height. The existing one-story frame building measures approximately 13 feet-3 inches in height.

NO. 18416 (27th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4636

WITHDRAWN

Common Address: 721 North Elizabeth Street

Applicant: Jimmy Lopez

Owner: Jimmy Lopez

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose: to demolish the existing building and building a new 3 story, 3 dwelling unit residential building, 3 parking spaces; no commercial space; 3 story, height 44'-10"

NO. 19206-T1 (27th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3219

PASS AS AMENDED TO A TYPE 1

Common Address: 1345 W Walton St

Applicant: Daniel Chookaszian

Owner: Daniel Chookaszian

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: Applicant seeks to locate an additional residential dwelling unit in the basement of the existing building. The building will continue to provide three parking spaces. No commercial space is proposed. The building will reach a height of 45 feet as defined by the ordinance

NO. 19398 (27th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7051

PASS AS REVISED

Common Address: 1030-1042 W Huron St; 700-716 N Carpenter St; 701-717 N Aberdeen St; 728-738 N Milwaukee Ave

Applicant: Tandem Partners LLC

Owner: Carpenter Ventures LLC

Attorney: Thompson Coburn c/o Katrina McGuire

Change Request: M1-3 Limited Manufacturing/Business Park District to DX-5 Downtown Mixed-Use District and DX-5 Downtown Mixed-Use District to a Residential Business Planned Development

Purpose: a proposed 23 story 250 foot tall building with 226 residential dwelling units, office space and approximately 2,300 sq.ft. of retail space to be located on the ground floor. A total of 97 parking spaces will be provided as well as 166 bicycle parking spaces

NO. 19456-T1 (27th WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8412

Common Address 2351 - 59 West Grand Avenue; 463- 75 North Western Ave

Applicant MRR 2351 Grand Western LLC

Owner MRR 2351 Grand Western LLC

Attorney Rolando Acosta

Change Request C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose One-story, approximately 15.00 feet in height, commercial building; three-story, approximately 38 feet tall mixed-use building containing ground floor commercial space and four residential dwelling units, with no parking spaces and no loading, and vacant lot

NO. 19448-T1 (27th WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #02017-8290

Common Address: 513 N May St

Applicant: Keeper Property Holdings LLC

Owner: Keeper Property Holdings LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: B2-2 Neighborhood Mixed Use District to B2-2 Neighborhood Mixed Use District

Purpose: The Applicant is seeking to amend the previously approved Type 1 Zoning Change Application (No. 18865T1). In order to permit the construction of a new four-story (with basement), three-unit, all residential building, pursuant to a modified set of architectural plans. The existing three-car detached garage will remain to service the proposed new multi-unit building. The new proposed building will be masonry in construction and measure 44 feet-9 inches in height.

NO. 19454-T1 (32nd WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8410

Common Address 2447 N Clybourn
Applicant D.R. Homes LLC
Owner Great Homes Chicago
Attorney Paul Kolpak
Change Request M1-2 Limited Manufacturing / Business Park District to RM4.5 Residential Multi Unit District
Purpose To construct new 3 story 3 dwelling units masonry building with basement and new 3 car garage with roof deck. The building height will be 37 feet 11 inches. No commercial space

NO. 19445 (35th WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #02017-8287

Common Address: 3830 W Lawrence Ave
Applicant: Rojo Gusano aka Gusano Rojo Inc.
Owner: Avers 20, LLC
Attorney: Brent Pruim
Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District
Purpose: Applicant is a restaurant seeking to add seated bar space in place of current standing bar only

NO. 19444-T1 (38th WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #02017-8286

Common Address: 3557-59 N Neenah Ave
Applicant: Wes Gizynski
Owner: Wes Gizynski
Attorney: Paul Kolpak
Change Request: RS1 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: To divide the existing lot 61'x 123.50' into two lots each 30.50' x 123.5' to construct two 3 story masonry building with 3 dwelling units

NO. 19395-T1 (47th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7048

TYPE 1 PLANS AMENDED

Common Address: 4906-4918 N Clark Ave
Applicant: Peerless Capitol Management LLC 2434 W Montrose
Owner: Peerless Capitol Management LLC 2434 W Montrose
Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz
Change Request: C1-2 Neighborhood Commercial District and B3-2 Community Shopping District to B3-3 Community Shopping District
Purpose: The building will contain 54 dwelling units with 29 vehicle parking spaces, 27 bicycle parking spaces, 1 loading berth and 6,199 sq.ft. of commercial space on the ground floor. The building will be 63 feet, 10 inches tall (to the top of the elevator enclosure). The property is a transit served location located within 2,640 feet of the Ravenswood Metra Station

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE – BUSINESS ID

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
Or2017-648	27	300 W Hill St	Onni Atrium Apartments LLC
Or2017-649	27	1640 W Fulton St.	Ashland Addison Florist
Or2017-647	27	1140 W Wells St	Onni Atrium Apartments LLC
Or2017-645	27	1140 W Wells St	Onni Atrium Apartments LLC
Or2017-644	27	1140 W Wells St	Onni Atrium Apartments LLC
Or2017-646	27	1140 W Wells St	Onni Atrium Apartments LLC
Or2017-656	41	11601 W Touhy Ave	Aeroterm/ Nancy Hoffman
Or2017-657	41	11601 W Touhy Ave	Aeroterm/ Nancy Hoffman
Or2017-655	41	11601 W Touhy Ave	Aeroterm/ Nancy Hoffman
Or2017-654	41	11601 W Touhy Ave	Aeroterm/ Nancy Hoffman
Or2017-653	41	11601 W Touhy Ave	Aeroterm/ Nancy Hoffman
OR2017-628	44	3733 N Southport Ave	Music Box Theatre

FEE WAIVER

Or2017-650 (43rd WARD) ORDER REFERRED 12-13-17

Historical Landmark Fee Waiver for the property at 240 W Willow Ave

Or2017-659 (4th WARD) ORDER REFERRED 12-13-17

Historical Landmark Fee Waiver for the property at 3141 S Calument Ave

DESIGNATION

O2017-8553 (32ND WARD) ORDINANCE REFERRED (12-13-17)

Historical landmark designation extension of Episcopal Church of Advent and Parish House at 2900 W Logan Blvd. to Logan Sq. Boulevard Landmark District